

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 060022

Approving the preliminary plat of Linden Woods Condominiums on an approximately 38 acre tract of land generally located on both sides of Lydia Avenue south of Bannister Road and on both sides of Mews Drive. (SD 1238)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Linden Woods Condominiums on an approximately 38 acre tract of land generally located on both sides of Lydia Avenue and south of Bannister Road and on both sides of Mews Drive, and more specifically described as follows:

A Replat of Tracts AP-1 and D of Linden Hill and Tracts AP-2, AP-3, Lots 19 thru 27, Block 6, Lots 1 thru 14, Block 7 and Lots 5 thru 14, Block 9, all in Linden Hill Second Plat, both being subdivisions in Kansas City, Jackson County, Missouri, described as follows:

Beginning at the northern most corner of Lot 7 said Block 7, thence South $51^{\circ}43'14''$ East along the northeastern line of Lot 7, 133.10 feet, to the northeastern most corner of said Lot 7; thence South $46^{\circ}57'45''$ West, along the eastern line of said Lot 7, 141.46 feet to the right-of-way line of Mews Drive thence southeasterly along a curve to the right, having a radius of 50.00 feet, and an initial tangent bearing of South $51^{\circ}39'44''$ East, an arc distance of 15.05 feet to the southwestern corner of Lot 8, said Block 7; thence North $46^{\circ}57'45''$ East, along the western line of said Lot 8, 143.75 feet; thence South $51^{\circ}43'14''$ East, along the northeastern line of said Lot 8, 76.71 feet to the northeast corner of said Lot 8; thence South $09^{\circ}56'26''$ West, along the east lines Lots 8, 9, 10, 11, 13 and 14, said Block 7, 535.70 feet to the southeast corner of said Lot 14; thence South $79^{\circ}09'56''$ West, along the south line of said Lot 14, 176.85 feet to the southwest corner of said Lot 14, said point being on the east right-of-way of Shepards Drive; thence South $77^{\circ}40'16''$ West, 50.02 feet to a point on the west right-of-way line of said Shepards Drive, said point also being the southeast corner of Lot 14, said Block 9; thence South $79^{\circ}21'08''$ West, along the south line of said Lot 14, Block 9, 114.58 feet to the southwest corner of said Lot 14, Block 9; thence North $17^{\circ}11'06''$ West, along the west line of said Lot 14, Block 9, 52.27 feet to the southeast corner of Lot 12, said Block 9; thence South $84^{\circ}07'39''$ West, along the south line of Lots 12, 11 and 10, said Block 9, 257.96 feet to the southwest corner of said Lot 10; thence North $82^{\circ}21'19''$ West, along the south lines of 9, 8, 7 and 6, 334.18 feet to the southeast corner of Lot 5, said Block 9; thence South $88^{\circ}00'04''$ West, along the south line of said Lot 5, 101.62 feet to the southwest corner of said Lot 5, said point being on the east right-of-way line of Woodland Lane; thence North $88^{\circ}37'07''$ West, 50.17 feet to the west right-of-way line of said Woodland Lane, said point also being the southeast corner of Lot 27, said Block 6; thence South $86^{\circ}40'19''$ West,

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along the south line of said Lot 27, 84.76 feet to the southwest corner of said Lot 27; thence South 71°09'27" West, along the south line of Lots 26, 25, 24, 23, 22 and 21, said Block 6, 414.67 feet to the southern most point of said Lot 21; thence North 84°45'12" West, continuing along the south line of said Lot 21 and along the south line of Lots 20 and 19, said Block 6, 303.00 feet to the southwest corner of said Lot 19, said point being on the east right-of-way line Lydia Avenue; thence South 82°05'05" West, 67.23 feet to the west right-of-way line of said Lydia Avenue, said point also being the southeast corner of said Tract D; thence North 78°04'53" West on the north line of Lots 32, 31 and 30 of said Linden Hill, a distance of 280.21 feet to the northeast corner of Lot 29 of said Linden Hill; thence South 67°25'53" West on the north line of Lots 29 and lot 28 of said Linden Hill, a distance of 196.14 feet to the northwest corner of said Lot 28; thence South 35°31'52" East on the westerly line of said Lot 28, a distance of 130.00 feet to a point on the northerly right of way line of 97th Terrace; thence southwesterly on a curve to the left, on said northerly right of way line, having an initial tangent bearing of South 54°28'13" West, a radius of 225.00 feet an arc length of 12.87 feet; thence South 51°11'34" West continuing on said northerly right of way line a distance of 3.00 feet; thence southwesterly on a curve to the right, tangent to the last described course, continuing on said northerly right of way line, having a radius of 725.00 feet and an arc length of 40.20 feet to the southeast corner of Lot 27 of said Linden Hill; thence North 35°37'48" West on the east line of said Lot 27, a distance of 128.32 feet to the northeast corner of said Lot 27; thence South 51°00'07" West on the north line of said Lot 27 a distance of 70.77 feet to the northwest corner of said Lot 27; thence South 70°44'03" West on the north line of Lots 26 and 25 of said Linden Hill, a distance of 147.77 feet to the northwest corner of said Lot 25; thence North 40°00'33" East, a distance of 384.31 feet; thence North 02°16'19" East, a distance of 199.90 feet; thence North 32°14'59" East, a distance of 199.24 feet; thence North 58°41'58" East, a distance of 70.31 feet; thence North 40°06'38" East, a distance of 459.33 feet to a point on the westerly right of way line of Lydia Avenue, as now established; thence southerly on a curve to the right, on said westerly right of way line, having an initial tangent bearing of South 25°24'31" East, a radius of 470.00 feet and an arc length of 142.22 feet; thence South 08°04'18" East continuing on said westerly right of way line, a distance of 98.67 feet; thence North 81°55'42" East, 60.00 feet to the west right-of-way line of said Lydia Avenue to a northwesterly corner of said Tract AP-2; thence North 71°25'54" East along the northerly line of said Tract AP-2, 80.00 feet; thence North 17°44'04" West continuing along said northerly line, 144.50 feet; thence North 40°22'06" East, continuing along said northerly line, 146.00 feet; thence South 79°25'07" East, continuing along said northerly line, 514.00 feet; thence South 29°53'34" East, continuing along said northerly line, 199.00 feet to the northeast corner of said Tract AP-2, said point also being the northwest corner of said Tract AP-3; thence North 47°06'53" East, along the northerly line of said Tract AP-3, 185.00 feet; thence North 79°30'50" East, continuing along said northerly line 679.00

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feet; thence South 75°33'38" East, continuing along said northerly line, 106.00 feet; thence South 32°01'16" East, continuing along said northerly line, 145.00 feet to the point of beginning. Contains 1,663,419 square feet or 38.187 acres, more or less. Subject to easements, restrictions and reservations now of record. Except that part in public rights-of way.

is hereby approved, subject to the following conditions:

1. That the developer submit covenants, conditions and restrictions to the Law Department for approval for the maintenance of common areas and private open space tracts.
2. That the developer secure permits to repair sidewalks, curbs, and gutters as necessary along all development street frontages in accordance with Chapters 56 and 64, Code of Ordinances, or submit a letter from a Missouri Licensed Civil Engineer stating that the sidewalks, curb and gutter are in a good state of repair and meet the requirements set forth in Chapters 56 and 64, Code of Ordinances, as required by Development Services, prior to recording of the plat.
3. That the developer cause the area to be platted and processed in accordance with the Subdivision Regulations.

A copy of the preliminary plat is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed preliminary plat hereinabove, all public notices and hearings required by the Subdivision Regulations have been given and had.

I hereby certify that as required by Chapter 66, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

M. Margaret Sheahan Moran
Assistant City Attorney